

DATA COLUMN

1. TAX PARCEL NUMBER: 18-020.00-104
2. SITE AREA: 0.25± ACRES
3. EXISTING ZONING: BB (CENTRAL BUSINESS)
4. SOURCE OF TITLE: M124-307
5. PROPOSED BUILDING GROSS FLOOR AREA: 15,508± SF
6. LAND USE BREAKDOWN:
- | | | |
|--|-------------|--------|
| BUILDING: (7,657± SF FOOTPRINT, INCLUDES COVERED PARKING AREA) | 0.08± ACRES | 32.0% |
| PROPOSED COVERED PARKING, WALKS, AND ACCESSWAYS: | 0.17± ACRES | 68.0% |
| TOTALS: | 0.25± ACRES | 100.0% |
7. VERTICAL DATUM: NAVD 1988
8. BULK AREA RESTRICTIONS: BB ZONING
- | | |
|--------------------------|------------------------------------|
| MIN. LOT AREA: | 3,000 S.F. |
| MIN. LOT WIDTH: | 20' (20' FOR BLDGS. OVER 35' HIGH) |
| MIN. FRONT YARD SETBACK: | 0' |
| MIN. REAR YARD SETBACK: | 15' |
| MIN. SIDE YARD SETBACK: | 0' (8' FOR BLDGS. OVER 35' HIGH) |
| MAX. BUILDING HEIGHT: | 3 STORIES (35') |
9. PARKING REQUIREMENTS:
- | | |
|---|-----------|
| EXISTING: RESTAURANT: 110 SEATS x 1 SPACE/3 SEATS = | 37 SPACES |
| EMPLOYEES: 5 EMPLOYEES x 1 SPACE/EMPLOYEE = | 5 |
| APARTMENTS: 1 APARTMENT x 2 SPACES/APARTMENT = | 2 |
| EXISTING REQUIRED = | 44 SPACES |
| - EXISTING PROVIDED = | 14 |
| EXISTING WAIVER = | 30 SPACES |
| (LEGALLY NON-CONFORMING WITH RESPECT TO PARKING) | |
| PROPOSED: RESTAURANT: 90 SEATS x 1 SPACE/3 SEATS = | 30 SPACES |
| EMPLOYEES: 6 EMPLOYEES x 1 SPACE/EMPLOYEE = | 6 |
| APARTMENTS: APARTMENTS x 2 SPACES/APARTMENT = | 12 |
| PROPOSED REQUIRED = | 48 SPACES |
| - PROPOSED PROVIDED = | 14 |
| BALANCE REQUIRED = | 34 SPACES |
| - EXISTING WAIVER = | 30 |
| PROPOSED WAIVER = | 4 SPACES |
- * REQUEST WAIVER OF PARKING REQUIREMENTS PER SECTION 32-45 (B) OF NEWARK MUNICIPAL CODE HAS BEEN APPLIED FOR AND APPROVED BY THE CITY OF NEWARK PLANNING COMMISSION AT ITS _____ MEETING.

10. POSTAL ADDRESS: 137 EAST MAIN STREET

GENERAL NOTES

1. PROPOSED SANITARY SEWER: CITY OF NEWARK
- SANITARY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
2. PROPOSED WATER SUPPLY: CITY OF NEWARK
- WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
3. ALL FIRE LANES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC., SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 2007 STATE FIRE PREVENTION REGULATIONS, (DSFPR PART V, CHAPTER 5), AND AS AMENDED.
4. STORMWATER MANAGEMENT, DRAINAGE, AND EROSION AND SEDIMENT CONTROL SHALL BE IN COMPLIANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE CITY OF NEWARK CODE.
5. NO DEBRIS SHALL BE BURIED ON THIS SITE.
6. THE ARCHITECTURAL DESIGN OF THE PROPOSED STRUCTURE SHALL BE CONSISTENT ON ALL BUILDING ELEVATIONS VISIBLE FROM PUBLIC WAYS, STORAGE AREAS, MECHANICAL AND UTILITY HARDWARE, AND RELATED FACILITIES SHALL BE APPROPRIATELY SCREENED FROM ADJOINING PROPERTIES AND ROADWAYS IN A MANNER CONSISTENT WITH THE PROPOSED ARCHITECTURAL DESIGN.
7. TOPOGRAPHIC INFORMATION IS BASED ON SURVEY BY LANDMARK ENGINEERING, INC. DATED JANUARY, 2007.
- DATUM: NGVD 1988
- PROJECT BENCHMARK: NUT BETWEEN "ALBERTVILLE" & "ALABAMA" ON FIRE HYDRANT ELEV. 119.48
8. DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.
9. ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF NEWARK STANDARDS OR DELDOT STANDARDS, AS APPLICABLE.
10. SITE SOILS CONSIST ENTIRELY OF MATAPEAKE SASSFRAS URBAN LAND COMPLEX (M&B) MAPPED IN ACCORDANCE WITH THE NEW CASTLE COUNTY SOIL CONSERVATION SERVICE (MAP NO. 18)
11. THERE ARE NO FEMA MAPPED FLOODPLAINS ON THIS SITE. (PANEL 140 OF 450 - MAP NO. 10003C0140 J, DATED JANUARY 17, 2007).
12. THERE ARE NO WETLAND AREAS ON THE EXISTING DEVELOPED PARCEL SHOWN ON THIS PLAN.
13. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS.
14. THE OWNER AGREES TO PROVIDE AN OPEN EASEMENT THROUGHOUT THE PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM.
15. ALL ROOF DRAINS FROM THE PROPOSED BUILDING SHALL BE CONNECTED DIRECTLY TO THE STORM DRAINAGE SYSTEM.
16. BUILDING SHALL BE FULLY PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
17. DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING ACCESSWAYS, ROADWAYS, RECREATIONAL FACILITIES AND UTILITIES, AND FOR SELECTIVE THINNING OF EXISTING TREES. SPECIFIC SPECIES OF PLANT MATERIALS AS DESIGNATED ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATION.
18. PORTIONS OF THE EXISTING BUILDINGS AND PAVEMENT SHALL BE DEMOLISHED. DEBRIS SHALL BE DISPOSED OF OFF-SITE.
19. NO TREES OVER 18' IN HEIGHT WILL BE PLANTED UNDER EXISTING OR PROPOSED OVERHEAD UTILITY LINES.
20. THIS PROJECT IS ELIGIBLE FOR A WAIVER OF STORMWATER QUANTITY MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH SECTION 3.2.2.1 OF THE DELAWARE SEDIMENT & STORMWATER REGULATIONS.

CERTIFICATION OF ACCURACY (PERIMETER)

I, ARVIL E. COTTRELL, III, P.L.S., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, AND THAT THE PERIMETER BOUNDARY TOPOGRAPHIC SURVEY PLAN CONSISTING OF ONE (1) SHEET, REPRESENTS A SURVEY MADE BY LANDMARK ENGINEERING, INC. AND IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN.

DATE

ARVIL E. COTTRELL, III
DE PLS No. 568

CERTIFICATION OF OWNERSHIP

WE, TSIONAS PROPERTIES, L.L.C., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT OUR DIRECTION, THAT WE ACKNOWLEDGE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND REGULATIONS OF THE CITY OF NEWARK, AND THAT ALL STREETS SHOWN NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

DATE

SIGNATURE

CERTIFICATION OF ACCURACY AND SUBDIVISION PLAN APPROVAL

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLOT PLAN WAS GRANTED 'APPROVAL' BY THE COUNCIL OF THE CITY OF NEWARK, DELAWARE ON _____ AND ACCORDINGLY, IS ELIGIBLE FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS FOR NEW CASTLE COUNTY, DELAWARE.

APPROVED: _____ BY: _____

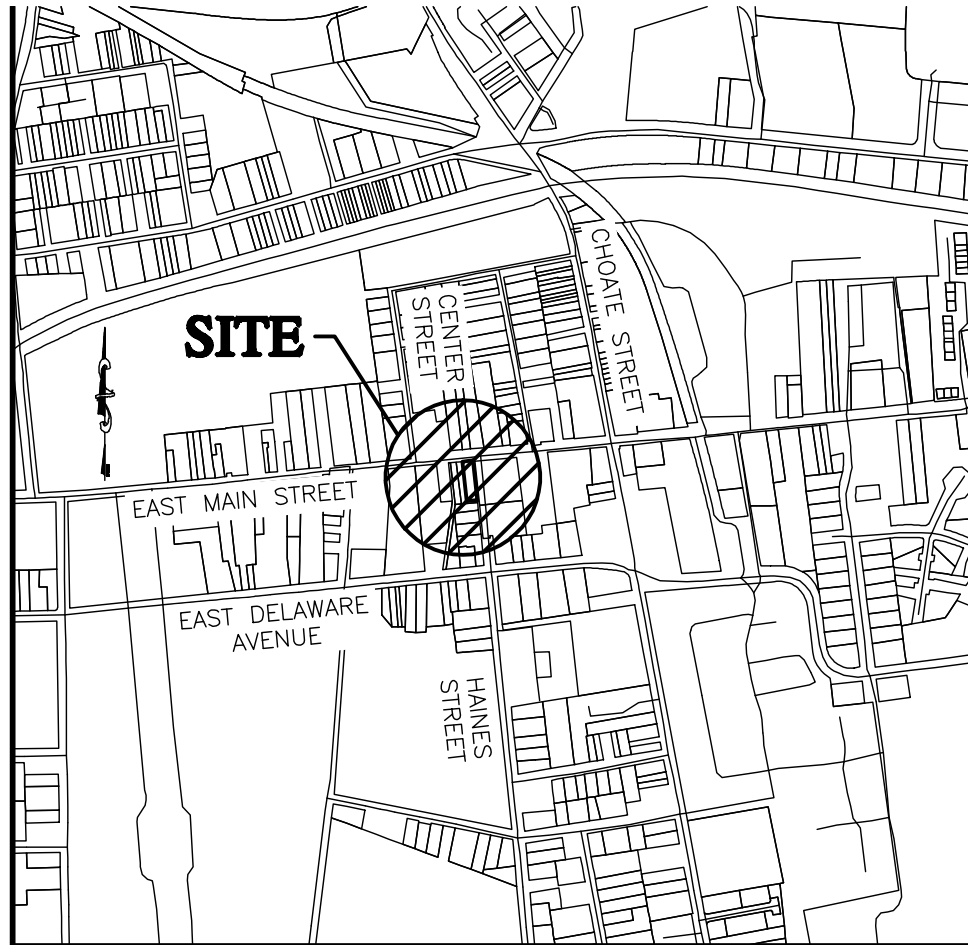
PLANNING DIRECTOR

APPROVED: _____ BY: _____

CITY SECRETARY

SUMMARY OF ADJACENT PROPERTIES WITHIN 200' OF SITE

TAX PARCEL NO.	OWNER	ZONING
18-020.00-97	132 EAST DELAWARE AVE. ASSOC., LLC.	BL
18-020.00-98	DEL. LEAGUE FOR PLANNED PARENTHOOD	BL
18-020.00-100	GIBBONS H. YOUNG, JR.	BLR
18-020.00-101	JT VENTURES, LLC.	BLR
18-020.00-102	JAMES W. TUNIS	BLR
18-020.00-103	MICHAEL J. & JULYA J. LINETT	BB
18-020.00-104	TSIONAS PROPERTIES, L.L.C.	BB
18-020.00-105	TODD J. AND CYNTHIA H. LUDUTKO	BB
18-020.00-106	TODD J. AND CYNTHIA H. LUDUTKO	BB
18-020.00-107	C & E HOLDING COMPANY DE, LLC.	BB
18-020.00-108	123 EAST MAIN, L.L.C.	BB/BL
18-020.00-125	CENTER STREET ASSOCIATES, L.L.C.	BB
18-020.00-126	DANNEMAN AND DANNEMAN, LLC.	BB
18-020.00-127	DANNEMAN AND DANNEMAN, LLC.	BB
18-020.00-128	DOVER REALTY II C/O ERNEST DANNEMAN	BB
18-020.00-129	INDEPENDENT INVESTORS, LLC.	BB
18-020.00-130	EDWARD S. TAYLOR	BB
18-020.00-188	HESSLER PROPERTIES, INC.	BB
18-020.00-189	HESSLER PROPERTIES, INC.	BB



LOCATION MAP

1"=800'

LEGEND

PROPOSED SPOT ELEVATION	+116.0
PROPOSED FINISHED GRADE CONTOUR	(116)
EXISTING CONTOURS	---130---
EXISTING SPOT ELEVATION	+116.0
UTILITY POLE	Ø
EXISTING SANITARY SEWER & MANHOLE	—○—
EXISTING STORM DRAINAGE & CATCH BASIN	==□==
EXISTING CURB	==
PROPOSED SANITARY SEWER & MANHOLE	—●—
PROPOSED STORM DRAINAGE & CATCH BASIN	—■—
EXIST. GAS MAIN & GAS VALVE	—G—
EXIST. FIRE HYDRANT	—FH—
PROPOSED FIRE HYDRANT	—FH—
EXIST. WATER MAIN & WATER VALVE	—W—
EXISTING PARKING COUNT	—P—
PROPOSED PARKING COUNT	—P—
PROPOSED DRAINAGE FLOW PATH	—▲—
PROPOSED CURB	—
HANDICAP RAMP	HR
PROPOSED YELLOW DEMARCATION LINE	—
CURB	—
PROPOSED BIKE RACK	—BR—
EXISTING LIGHT POLE	—L—
PROPOSED FIRE LANE SIGN	—FL—
PROPOSED FIRE DEPT. CONNECTION	—FDC—

THE PURPOSE OF THIS PLAN IS TO RESTORE AND RENOVATE A PORTION OF THE EXISTING 1-STORY DINER AND TO PROVIDE FOR CONSTRUCTION OF A NEW 3-STORY BUILDING ADDITION CONSISTING OF 14 COVERED GROUND-LEVEL PARKING SPACES AND 6 TWO STORY APARTMENTS.

SPECIAL USE PERMIT AND
RECORD MAJOR SUBDIVISION PLAN
FOR
NEWARK SQUARE
CITY OF NEWARK — NEW CASTLE COUNTY
DELAWARE

OWNER
TSIONAS PROPERTIES, L.L.C.
114 HEDGE APPLE LANE
WILMINGTON DE, 19807-2234

LANDMARK ENGINEERING
CIVIL AND SITE ENGINEERING SPECIALISTS
ONE CORPORATE COMMONS • SUITE 301 • NEW CASTLE, DELAWARE
PHONE - (302) 323-9377 • FAX - (302) 323-9461
INFO @ LANDMARKENGINEERING.COM • WWW.LANDMARKENGINEERING.COM

0 10 20 40
GRAPHIC SCALE

SCALE: 1" = 20'

DRAWN BY:

ARP

DESIGNED BY: JGC

CHECKED BY: JGC

DRAWING NAME

REC.DWG

DATE: 1-22-08

COMM. NO.

C2007

FILE NO.

001

SHEET NO.

CR-01 of 01

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THERETO APPLICABLE.

CR-01